

**NOTICE OF PUBLIC HEARING
PLACER COUNTY ZONING ADMINISTRATOR**

WHERE: PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

WHEN: JULY 20, 2023 10:00 A.M.

SUBJECT: PLN23-00128
PARKER SETBACK VARIANCE

NOTICE IS HEREBY GIVEN that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owner, Jason Parker for the approval of a Variance to reduce the rear setback (north property line) to 2.5-feet from the property line, where a minimum of 30-feet is normally required for the construction of a solar panel array. The subject property, Assessor's Parcel Number 073-120-077-000, comprises approximately 2.3-acre, is currently zoned Residential Agriculture, combining a minimum Building Site of 100,000 square feet and is located at 745 Hilltop Court, in the Applegate area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction Small Structures) because the proposed construction is a small structure.

Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact Gina Ledesma-Reyes at (530) 745-3113.

You may direct written comments to the Planning Services Division, Zoning Administrator at 3091 County Center Drive Ste. 140, Auburn, CA 95603 or you may telephone the clerk at (530) 745-3113. In addition, information is available for review by calling the Zoning Administrator Clerk between the hours of 8:00 a.m. and 5:00 p.m. on Monday through Friday.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/AgendaCenter#cat20>. All letters, written materials, studies or reports, in excess of one (1) page should be delivered to the Zoning Administrator Clerk at 3091 County Center Drive Ste. 140, Auburn, CA 95603, or emailed to the clerk at gledesma@placer.ca.gov at least 24 hours or (1) business working day prior to the beginning of the meeting.

The Community Development Resource Agency contact for this project, Bennett Smithhart, can be reached at (530) 745-3039 or bsmithha@placer.ca.gov

Parcel Review Committee Chairman

Alex Fisch

Community Development Resource Agency Staff: Gina Ledesma-Reyes

**NOTICE OF PUBLIC HEARING
PLACER COUNTY ZONING ADMINISTRATOR**

WHERE: PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603

WHEN: JULY 20, 2023 11:10 A.M.

SUBJECT: PLN23-00186
KLEIN VARIANCE

NOTICE IS HEREBY GIVEN that the Placer County Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the property owners, Michael and Laurel Klein for the approval of a Variance to construct a 3,850 square foot (floor area/1,925 square foot footprint) residential accessory structure (storage/workshop building) 5 feet from the private road/driveway (secondary front) where 50-feet is normally required as well as to allow a maximum accessory structure coverage of 4,750 square feet, where a maximum coverage of 3,000 square feet is normally permitted, to allow construction of a 3,850 square foot residential accessory structure (storage/workshop building) and 900 square foot residential accessory structure (storage).. The subject property, Assessor's Parcel Number 073-201-054-000, comprises approximately 3.4 acres, is currently zoned Residential Agricultural combining Building Site 100,000 square feet minimum (RA-B-100) and is located at 17740 Crother Hills Road in the Meadow Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures) because the proposed variance is for the development of a residential accessory structure (shop).

Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact Gina Ledesma-Reyes at (530) 745-3113.

You may direct written comments to the Planning Services Division, Zoning Administrator at 3091 County Center Drive Ste. 140, Auburn, CA 95603 or you may telephone the clerk at (530)745-3072. In addition, information is available for review by calling the Zoning Administrator Clerk between the hours of 8:00 a.m. and 5:00 p.m. on Monday through Friday.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/AgendaCenter#cat53>. All letters, written materials, studies or reports, in excess of one (1) page should be delivered to the Zoning Administrator Clerk at 3091 County Center Drive Ste. 140, Auburn, CA 95603, or emailed to the clerk at gledesma@placer.ca.gov at least 24 hours or (1) business working day prior to the beginning of the meeting.

The Community Development Resource Agency contact for this project, Chris Graham, can be reached at (530) 745-3067 or cgraham@placer.ca.gov

Parcel Review Committee Chairman
Alex Fisch
Community Development Resource Agency Staff: Gina Ledesma-Reyes